ORDINANCE	NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 104 FERGUSON DRIVE FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district and limited office (LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2007-0106, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Chinatown Center Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200300159, of the Official Public Records of Travis County, Texas (the "Property"),

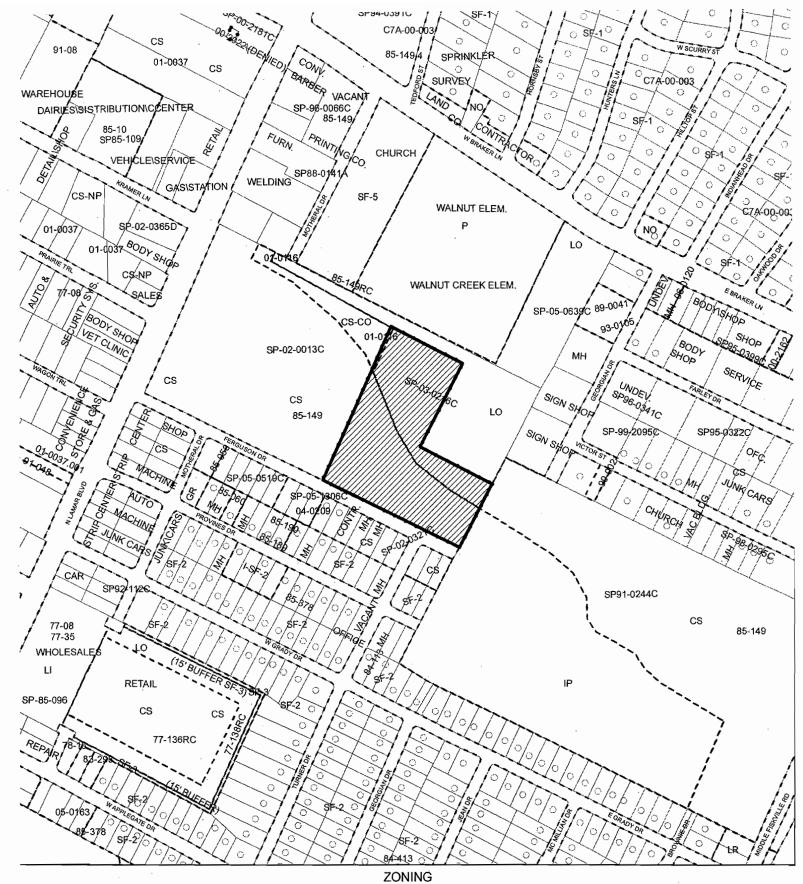
locally known as 104 Ferguson Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

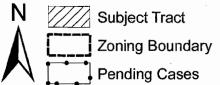
- **PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:
 - A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
 - B. An 85-foot building setback shall be established along the easternmost property line that runs along the west property line of the adjacent industrial and commercial properties that lie to the east of the subject Property.

Draft: 10/17/2007

	C. Th	e following uses are prohibi	ted uses	s of the Property:	
	An	tomotive repair services		Automotive rentals	
		tomotive sales	-	Automotive washing (of a	ny tyne)
l		mmercial off-street parking		Funeral services	ny type)
		tdoor sports and recreation		Residential treatment	
		cal utility services		Service station	
		terminating services		Hotel-motel	
		tdoor entertainment		Community recreation (pr	ivete)
		mmunity recreation (public)		Off-site accessory parking	
		op-off recycling collection f		On-site accessory parking	
	Di	op-on recycling concenting	acinty		
		dance with the regulations of the mixed use (MU) combin		•	, ,
	DADES ES	1' 1			2007
	PART 3. This	s ordinance takes effect on _			, 2007.
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Draft: 10/17/2007





ZONING CASE#: C14-2007-0106 ADDRESS: 104 FERGUSON DR SUBJECT AREA: 8.118 ACRES

GRID: M31

MANAGER: J. ROUSSELIN



